

PASSED: 13-0

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**Z-2216  
WILLIAM FLEISCHHAUER  
CHAUNCEY TOWNHOUSES PLANNED DEVELOPMENT  
R3W TO PDRS**

**STAFF REPORT  
10 November 2004**

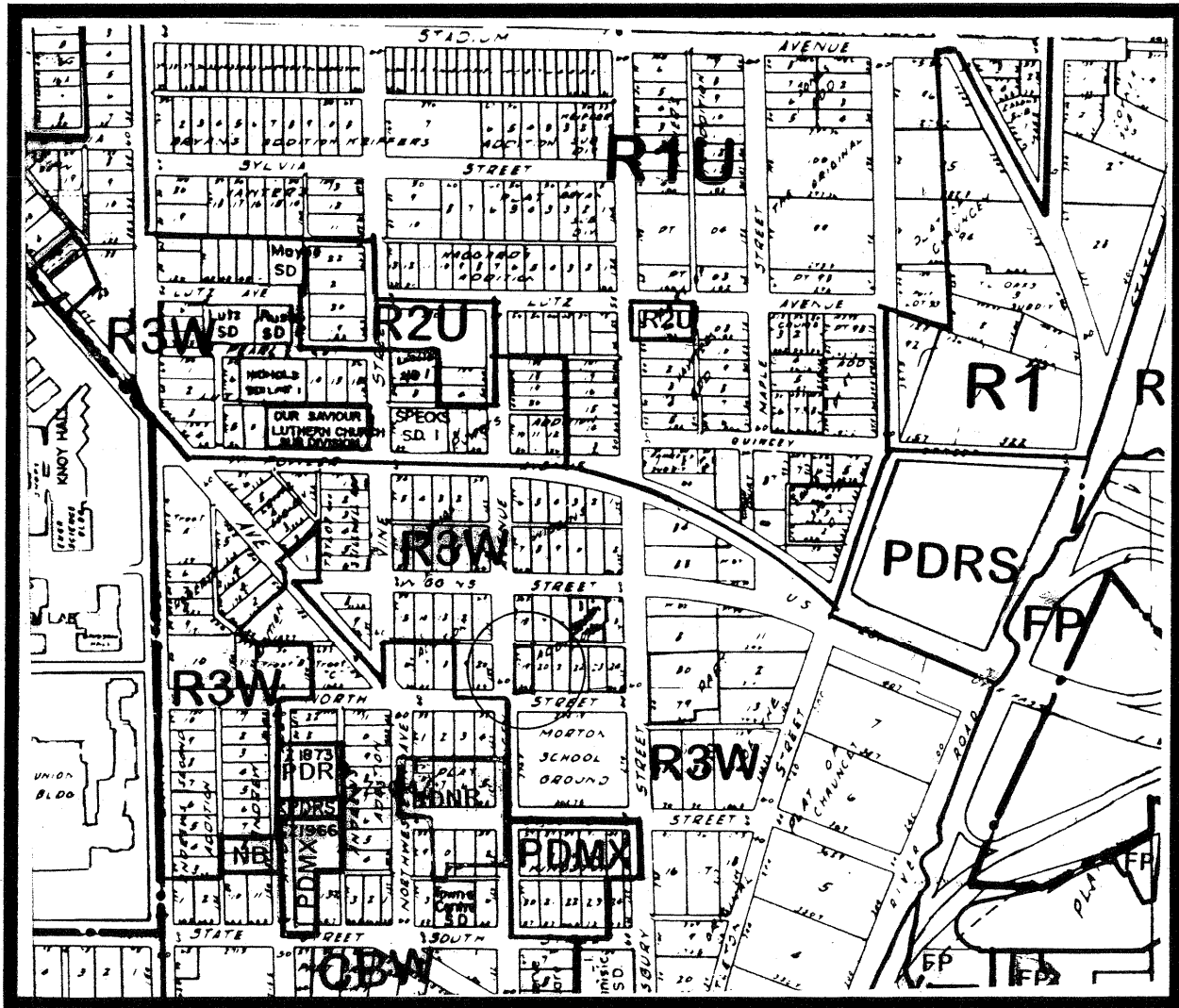
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No CHANGES.

Z-2216  
Chauncey Townhouses

(R3W to PDRS)



Scale 1" = 500'

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**Z-2216**

**WILLIAM FLEISCHHAUER  
CHAUNCEY TOWNHOUSES PLANNED DEVELOPMENT  
R3W to PDRS**

**Staff Report  
10 November 2004**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, William Fleischhauer, is requesting rezoning of one lot for a townhouse development with 3, 2-bedroom units and adjacent surface parking. The site is located at the NE corner of Chauncey Av. and North St., Lot 19 Wiggins Addition, West Lafayette, Wabash 19 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This site is zoned R3W along with the area surrounding it. Land diagonally SW, across the intersection, has CBW zoning which extends both northwest and south along Northwestern Ave and State Street; the commercial corridors that make up the Village. During the past 5 years, virtually all rezoning requests in the vicinity have been planned developments; Chauncey Square PDMX (Z-2192), Capp & Gino's PDNR (Z-2160), State Street Towers PDMX (Z-2134), Villa on Pierce Street PDMX (Z-2122), West Lafayette Library PDNR (Z-2109), Salisbury Place PDMX (Z-2105), Balaji Modur PDRS (Z-2018), Albertson's/Osco PDNR (Z-2013), State Street Commons PDMX (Z-1998), Michael Linn PDMX (Z-1988), Andrew Place PDRS (Z-1873) and River Market PDMX (Z-1856).

**AREA LAND USE PATTERNS:**

Land surrounding the subject property is characterized by university-related uses: older homes converted to multiple dwelling units, newer apartments, community buildings and retail/service properties. The Village is one block west; the newly constructed West Lafayette Library and parking garage is one block southwest; and Morton Community Center is directly across North Street to the south. Petitioner's site has one older residential structure converted into a 2-unit apartment building with 5 bedrooms and the ability to house 6 tenants based on square footage.

**TRAFFIC AND TRANSPORTATION:**

The site in question is located on the northeast corner of the intersection at North Street, an urban local and Chauncey Ave, a primary arterial according the *Thoroughfare Plan*. The site plan shows a paved parking lot with 6 spaces replacing the existing gravel lot and a one-car garage that encroaches onto the public alley. Access to the new lot would come from the east/west alley bordering the north lot line and would eliminate two curb cuts presently coming off Chauncey near the alley.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer, private water and utilities are all available to the site. Ample landscape treatment for the site includes the addition of six new street trees; perimeter trees and screening on the east and west sides of the parking lot; shrubs and 8' tall concrete dumpster enclosure along the alley and foundation plants on the North Street side of the building.

**STAFF COMMENTS:**

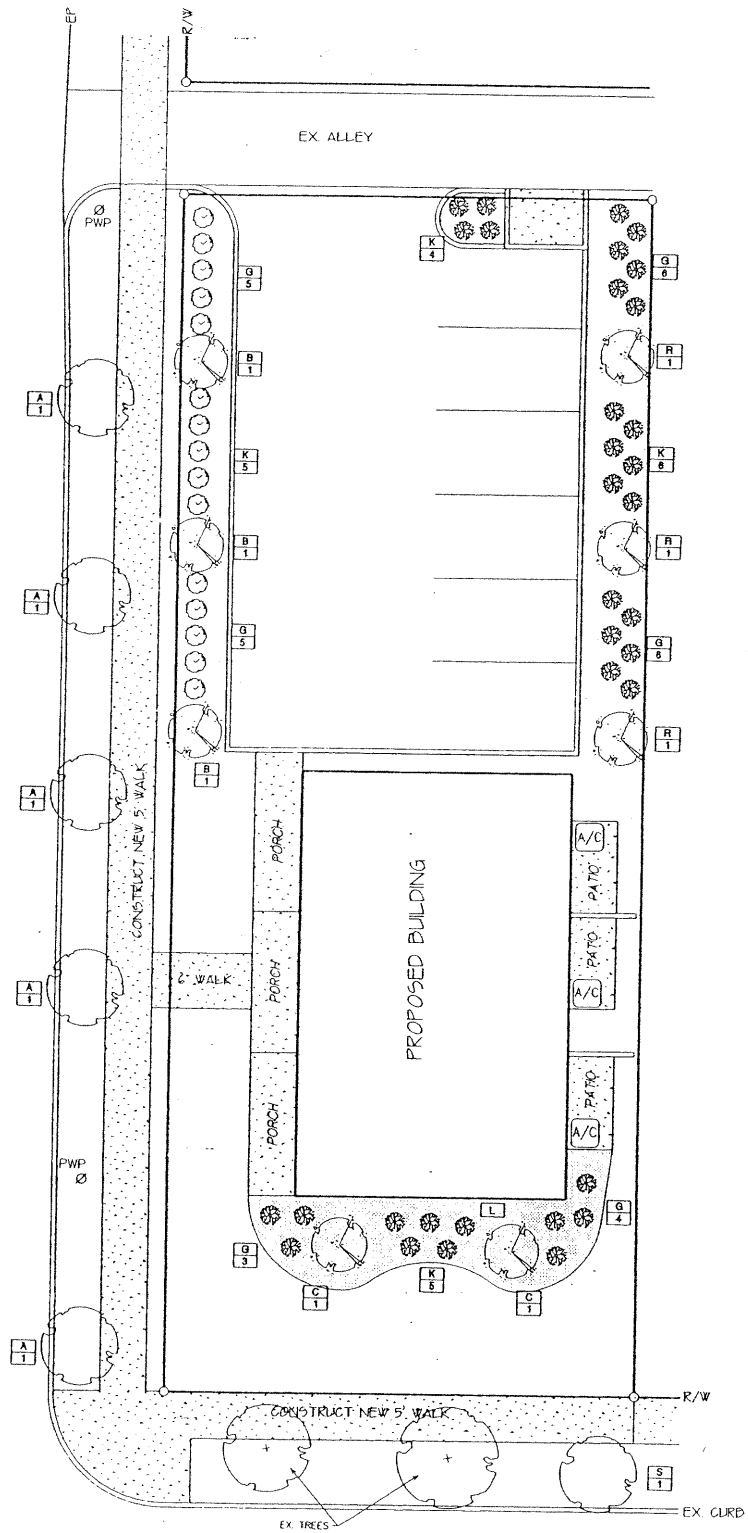
Petitioner is seeking to replace one older converted residence with a new townhouse design housing the same number of tenants. The location and proximity to campus one block east of the Village make it an ideal site for student or staff housing. Petitioner has stated that the lease will restrict occupancy of the 6 bedrooms to one person per bedroom thereby assuring the need for only 6 parking spaces. For years City policy has supported the provision of a single parking space per bedroom, if the building is situated in close proximity to the University, and if these requirements are locked in through the PD process. The City has participated with petitioner in designing suitable landscaping, and petitioner has agreed to replace the sidewalks on both North and Chauncey. Staff fully supports the negotiated end product.

Efforts by the members of New Chauncey Neighborhood Association (NCNA) in the near campus neighborhoods two blocks north of this property include a long history of neighborhood preservation through a mix of owner-occupied housing and lower-density rental housing. Though this site is south of what is considered New Chauncey Neighborhood, staff finds the design of this project consistent with their philosophy of appropriate lower-density rental housing close to campus. The fact that this proposal does not increase occupancy while it improves the appearance and safety of the property through ample landscaping and elimination of two curb cuts makes the request a worthwhile candidate for a planned development. As a result of this process, petitioner benefits from negotiated standards that make best use of the site and the community benefits from a well designed project with amenities that continue to raise the bar for future projects in the area.

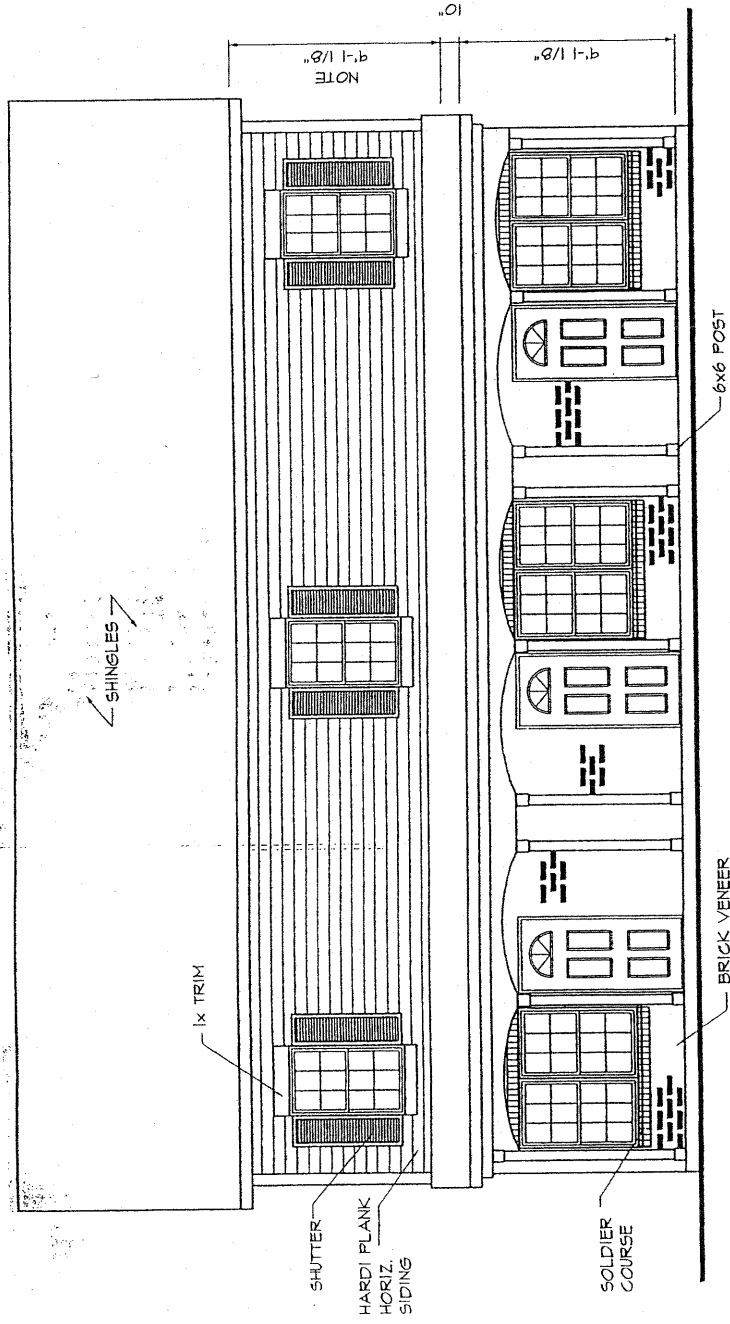
**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2-2;
3. Appropriate performance bonds submitted with final detailed plans; and
4. Plant schedule approved by the West Lafayette Greenspace Administrator;



LANDSCAPING PLAN



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"